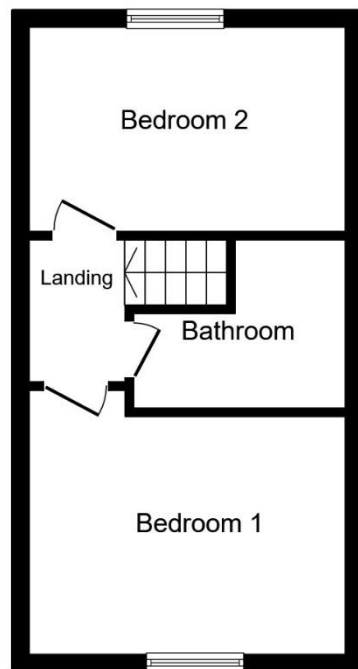
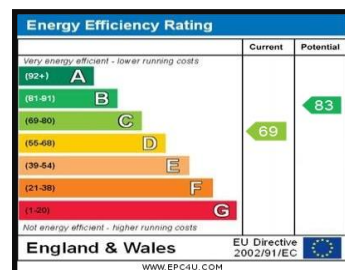


Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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DORSET STREET, THE HAULGH, BL2 1HP



- Two double bedrooms
- No onward chain
- Lounge and kitchen/diner
- Large rear yard with gates
- Superb potential for a buy to let investment
- Walking distance to Bolton town centre
- Close to commuter routes
- Gas CH & UPVC DG



£135,000

BOLTON

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E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with NO ONWARD CHAIN is this well presented mid terraced property located within The Haulgh, Bolton. The property is just a short walk from Bolton town centre, shops, restaurants and also well located for the commuter with St. Peter's Way and Trinity Street train station just a short distance away. Internally the property comprises a lounge and kitchen/diner to the ground floor with two double bedrooms and a three piece bathroom to the first floor. Externally there is permit parking to the front with steps leading to a low maintenance garden and the front door. To the rear of the property, there is a large low maintenance rear yard which is flat with a hardstanding area, decking area and gates to the rear. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule: Door leading into the lounge.

Lounge: 13' 9" x 10' 7" (4.19m x 3.22m) Ceiling light point, double glazed window to the front, radiator.

Kitchen/diner: 12' 9" x 11' 0" (3.89m x 3.36m) Radiator, double glazed window to the rear, door to the rear, range of fitted wall and base units with space for a gas cooker, washing machine, fridge freezer, stainless steel sink with mixer tap and drainer, ceiling light point, tiled splashback to the walls.

Landing: Ceiling light point, loft access.

Bedroom 1: 11' 7" x 9' 7" (3.54m x 2.91m) Double glazed window to the front, radiator, ceiling light point, fitted wardrobes.

Bedroom 2: 12' 8" x 8' 2" (3.86m x 2.50m) Ceiling light point, radiator, double glazed window overlooking the yard.

Bathroom: 8' 6" x 6' 9" (2.59m x 2.06m) Ceiling light point, three-piece waiting incorporating a WC, wash hand basin, bath with electric shower over, extractor fan, storage cupboard, tiled splashback to the walls, radiator

Externally: There is permit parking to the front with steps leading to a low maintenance garden and the front door. To the rear of the property, there is a large low maintenance rear yard which is flat with a hardstanding area, decking area and gates to the rear.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.03 acres

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 November 1886

Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1432.

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Thinking of selling or letting: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Arranging a mortgage: Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

